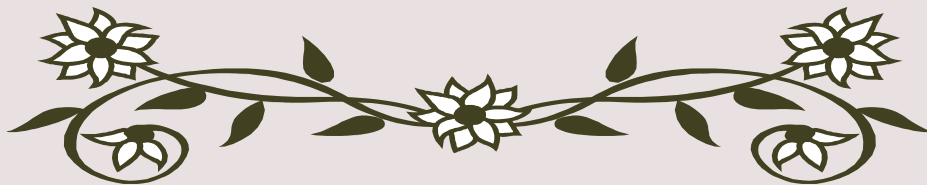


*City of Kingman*  
*2012*  
***ANNUAL REPORT***

*Mission Statement*

*To develop and implement  
progressively sound planning  
principles in a professional and  
courteous manner*



***Development Services  
Department***

# Table of Contents

Planning & Zoning Retrospective .....	3
General Plan Amendments .....	6
Annexation Activity .....	6
Parcel Plats .....	7
Zoning Ordinance Text Amendments .....	8
Abandonment Cases .....	9
Conditional Use Permit Cases.....	10
Zoning Map Amendment Cases.....	11
Subdivision Activity .....	12
Reference Map 1 .....	13
Street Improvement Deferrals .....	14
Building Permits .....	15
Major Commercial & Public Projects .....	17
Reference Map 2 .....	18
Manufactured Housing .....	19
Board of Adjustment .....	20
Clean City Commission .....	21
Historical Preservation Commission .....	24
Community Development Block Grant (CDBG) Projects & Progress .....	25
A Tribute .....	27



# Planning & Zoning Retrospective

## ***REPORT FROM THE DEVELOPMENT SERVICES DIRECTOR ON THE STATE OF THE GENERAL PLAN AND DEVELOPMENT ISSUES IN THE CITY OF KINGMAN FOR DURING THE CALENDAR YEAR OF 2012***

The Kingman economy is showing improvement from the tremendous slump that bottomed out in 2010. The economy is below the levels of the 2003-2008 period, but single-family residential housing starts doubled in 2012 over 2011. Sales tax revenues have increased over five-percent estimates for fiscal year 2013. The City received more inquiries and has seen greater commercial and residential activity.

The Kingman Regional Medical Center was the largest commercial developer in 2012 with several renovations and solar panel installations. Desert de Oro tore down its first Taco Bell and built another one on the same site during 2012. Maverik Stores constructed a new store on Andy Devine Avenue and Airway Avenue. Dollar General constructed a new store on Route 66 and Horizon Avenue. Martin Swanty built a new motor sports facility known as "Desert Thunder Motor Sports Victory Cycle" on Stockton Hill Road. Pilot/Flying J Truck Stop remodeled their facility on Andy Devine Avenue. The former Anderson Toyota dealership facility has been renovated and is being used as "River Rat Motorsports".

The absorption of the many foreclosures is progressing in such a manner that speculative housing starts may be increasing. More interest in completing dormant subdivisions is taking place. The new single-family residential permit activity in 2012 was 78, which more than doubles the 2011 level of 36 permits. In 2010 there were only 35 housing starts, which is the lowest level of new housing starts since the City began reporting building permit activity in 1980. The all time highest year for new housing starts was 2005 with 910 new housing starts.

The Kingman General Plan 2020 remained intact with great opportunity for residential and commercial development. The City did not process any general plan amendments in 2012. However the process to update the General Plan was started in the fall of 2012.

The City continues to work toward the development of additional interchanges on I-40. The design of the Rancho Santa Fe Parkway (Rattlesnake Wash) interchange started in 2008 and the design to the 95-percent completion stage was completed in 2010. Four unsuccessful grant applications were prepared and submitted to the U.S. Department of Transportation for funding of this project through the Transportation Investment Generating Economic Recovery (TIGER) Program of the American Recovery and Reinvestment Act of 2009 (ARRA). This project has been removed from the Arizona Department of Transportation's Five-Year Capital Improvements Plan for 70-percent funding. In addition, the City has not identified how it will secure the needed \$10.7 millions in funding to meet its obligation to complete the portions of Rancho Santa Fe Parkway that are not a part of the interchange, but required for the project to be approved.

The City continues to work with the Kingman Regional Medical Center and Vanderbilt Farms, who are the property owners of the land north of the proposed Kingman Crossing Traffic Interchange to find funding for the Kingman Crossing Traffic Interchange. The City owns 158-acres immediately south of this proposed traffic interchange. The Design Concept Report (DCR) for the Kingman Crossing interchange was approved in 2010, which puts the project at a 35-percent design level. An application to the U.S. Department of Transportation to fund this project through the TIGER IV grant program was also submitted in 2012 with a commitment from a major landowner to the north for a \$5,000,000 match. This application, along with all other applications in the State of Arizona was unsuccessful. The area property owners are looking to fund the completion of the design so the project will be "shovel-ready" when a funding source is identified.

The City considered one rezoning case during 2012. The City rezoned 24.37 acres owned by Mohave County located north of Beverly Avenue, south of Airway Avenue and west of Burbank Street. This area is across the Mohave Wash from the Wal-Mart store.

In 2012, four new Conditional Use Permit (CUP) cases were considered by the Planning & Zoning Commission and City Council. Additionally there were seven 1-year reviews of CUPs that were originally approved in 2011.

No new preliminary subdivision plats were reviewed by the Planning and Zoning Commission or the City Council in 2012. This is the third consecutive year that such a situation has occurred. Preliminary plat approvals are effective for 24-months during which time the subdivision must receive final plat approval(s) or receive a 24-month extension of time on the preliminary plat or any part thereof that has not yet received final plat approval. The City Council reviewed and approved the extensions of time of five preliminary plats in 2012.

There was one easement extinguishment and no street abandonment requests in 2012.

The P&Z Commission and the City Council considered three Zoning Ordinance text amendments in 2012. The first text amendment removed old regulating language concerning political signs and added a reference to two zones that prohibit the placement of political and ideological signs in the public rights-of-way. The second text amendment modified the penalty clause in the Zoning Ordinance to be in compliance with the Kingman Municipal Code. The third text amendment request would have permitted auto repair, including tire facilities, but not auto body shops in the C-2HMR zoning district by Conditional Use Permit. However, this third text amendment was denied by the City Council.

In order to deal with the traffic impacts that new commercial, residential and public projects may have on our street system, the City Council added a requirement for a Traffic Impact Analysis (TIA) into the Streets and Sidewalks Development Rules and Regulations policy. The TIA sets different requirements for traffic analysis based on the level of trips that would be expected to be generated by the new development at peak hours. Developments expected to generate less than 200 new trips in a peak hour would not be subject to these TIA requirements.

There was no annexation activity in 2012. Because the City of Kingman is largely funded by sales tax and does not have a property tax, there is little motivation to annex land that does not have a sales tax revenue potential.

Like 2010 and 2011, the Board of Adjustment did not hear any cases in 2012. The terms of all of the Board of Adjustment members have expired. The Board has six vacancies due to terms and commissioners expiring.

The Clean City Commission continues to conduct its outstanding programs consisting of its Roving Dumpster Program, Mohave County School Gardening Program/Arbor Day Activities, Adopt-A-Highway, Adopt-a-Block, Public Awareness and Beautification, and America Recycles Day. The Clean City Commission also continues to present Certificates of Appreciation to individuals and groups who have voluntarily done something to beautify Kingman. The CCC once again participated in the Rock and Roll Paint-a-Thon which was sponsored by Rebuilding Together which consisted of the painting of four homes in the Kingman area by volunteer teams recruited by CCC members and city staff. In 2012 the City of Kingman joined 18 other municipalities in Arizona by being awarded Tree City USA recognition. The National Arbor Day Foundation awards the Tree City USA status to cities which encourage healthy trees and a greener, more sustainable environment. The CCC was instrumental in preparing the Tree City USA application for the City of Kingman. Among the benefits of national recognition include the provision of two extra points on future grant applications from the state or federal government for urban forestry management.

The Historic Preservation Commission had a downtown development strategy funded in 2010 and this project was completed in September 2011. The Brunswick Hotel was purchased and is undergoing renovation. The City leased a portion of the historic Railroad Depot and it is now open to the public.

The City continued to utilize the Community Development Block Grant Program (CDBG). In 2012, the City was allowed to apply for \$431,484 in its efforts to benefit low and moderate income individuals throughout the community. The City has applied for \$31,000 to participate with Mohave Community College in the acquisition and development of a mobile training facility. The City will also use \$90,000 for installing sewage collection lines and \$137,250 to connect low and moderate income people to the sewer main line in the "Notch" area on Beverly Avenue. The housing rehabilitation program will be funded at a level of \$95,566. The remainder will be for program administration. The Boys and Girls Club sprinkler system project was completed in 2012.

*Memorable quote heard at a P&Z Meeting:*

**1992**

**" WHY DON'T YOU JUST ASK TO  
PUT A BOMB SHELTER ON EVERY LOT? "**

# General Plan Amendments

There were no general plan amendments processed in 2012 by the City of Kingman. However, in November 2012, the Planning and Zoning Commission started the General Plan Update process that will carry through 2013.

## Annexation Activity

There were no annexations to the City of Kingman completed during 2012.

*Memorable quotes heard at a P&Z Meeting:*

**2008**

**" WE GOT TO KEEP IT CLEAN; WE DON'T  
NEED NO RIFF-RAFF OR NO BOOTLEGGERS  
AROUND HERE."**

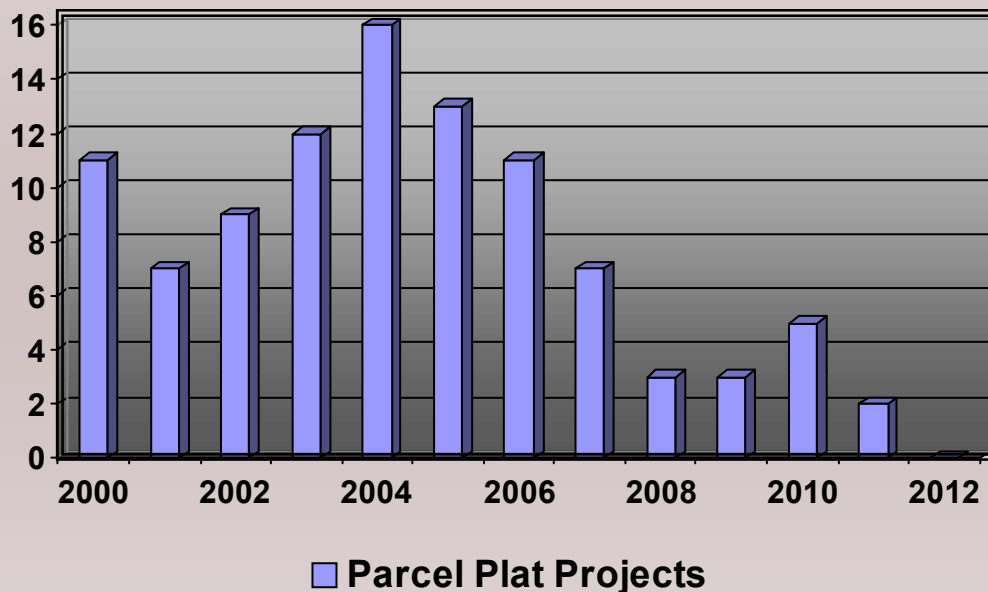
**1994**

**" YOU SUCK UP THERE! YOU SUCK!"**

# Parcel Plats

Parcel plats are required for the minor splitting of property within the City of Kingman. Parcel plats must meet the criteria in the Kingman Code of Ordinance, Section 2-146. If the number of splits creates more than three new lots or parcels or a new road is involved, under ARS Section 9-463.02 the lot split would be considered a subdivision. This situation would be subject to the requirements of the Kingman Subdivision Ordinance.

There were no new parcel plats reviewed by the Planning and Zoning Division in 2012. The chart below shows the trend in the number of parcel plat projects since 2000.



Memorable quote heard at a P&Z Meeting:

2006

**" THIS DEVELOPMENT IS GOING  
TO ATTRACT WELFARE SEEKERS AND  
NE'ER DO WELLS."**



# Zoning Ordinance Text Amendments

In 2011, the Arizona legislature approved House Bill #2500, which was codified as ARS §16-1019. This bill mandated that local governments allow political signs in their public rights-of-way. State public rights-of-way are excluded from this mandate. The campaign signs are to be allowed in the public rights-of-way from 60-days before an election to 15-days following an election. Under ARS §16-1019(F) cities may, by resolution, establish two zones where political signs are not permitted in rights-of-way in areas that are self-identified as commercial tourism and resort areas.

This statute has a number of constitutional questions that have not been tested in the judicial system. One question is whether only campaign signs and not other ideological speech that is protected by the First Amendment to the U.S. Constitution are allowed in the public rights-of-way. A second question is if a campaign sign states a different position or candidate than the adjoining property owner favors, is the owner prohibited from removing the sign? The adjoining owner may want to avoid the appearance of an endorsement of the candidate or ballot issue advocated on the sign. A third question is the legality of the use of public-owned property to promote a candidate or a political position.

On October 4, 2011 the City Council passed Ordinance #1720 which amended Subsection 25.400 Temporary Signs of the Sign Code to allow the placement of political and ideological signs in city rights-of-way in order to comply with ARS 16-1019. Following that action on December 20, 2011 the City Council passed Resolution #4766 establishing two political sign-free zones in the right-of-way of Stockton Hill Road south of Gordon Drive and extending down Hualapai Mountain Road, along the city portion of E. Andy Devine Avenue, and in the downtown area.

## **ZO12-001:**

This text amendment was the final act of modifying the Sign Code with regard to political signs. After a review by the Planning and Zoning Commission in February, on March 6, 2012, the City Council adopted Ordinance #1724, which modified the definition of “Political and Ideological Signs” by removing the old regulating language for political signs that had remained in Subsection 25.200 Definitions of the Sign Code and leaving intact the new regulating language in Subsection 25.400. The proposed text amendment also added a reference in Subsection 25.400 to the sign-free zones described in Resolution #4766.

## **ZO12-002:**

After a review by the Planning and Zoning Commission, on March 6, 2012, the City Council adopted Ordinance #1725 which amended the Penalty Clause in the Zoning Ordinance to be identical to the one which already exists in the Kingman City Code.

## **ZO12-003:**

This was a request from KRK Family Limited Partnership to amend Section 14.000: C-2HMR Overlay District of the Kingman Zoning Ordinance. The proposed text amendment would have added tire and auto repair facilities under the Uses Which May Be Permitted by Conditional Use Permit within the C-2-HMR zoning district. The staff is recommended denial of this request. The Planning and Zoning Commission unanimously (4-0 vote) recommended approval of the proposed text change. The City Council voted four to three to deny Ordinance #1744 on January 2, 2013.



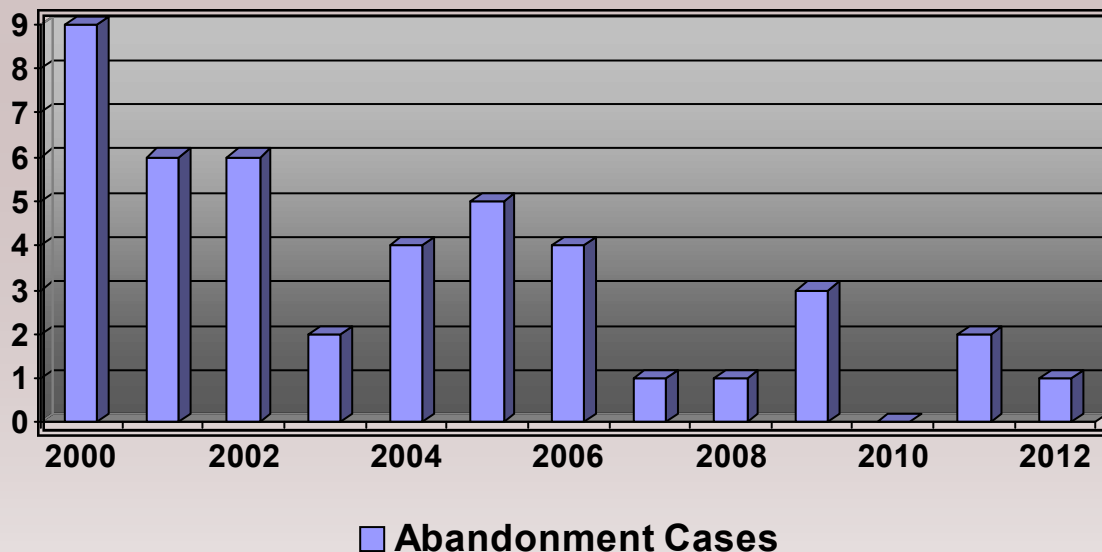
# Abandonment Cases

In 2012 there was one abandonment request that was submitted for review. This case was reviewed and approved by both the P&Z Commission and the City Council. The cases are outlined in the table below.

(See Reference Map 1 for locations)

Map No.	Case/ Month	Applicant & Owner	Request	Location	Size	Commission & Council
1	AB12-001 May	Dan & Jan Reed	Extinguish public easement	1299 Northern Avenue	16 feet wide	P&Z Approved Council Approved

The chart below indicates the trend in abandonment cases since 2000.



Memorable quote heard at a P&Z Meeting:

2004

**"ASPHALT HAS A PERC RATE OF ZERO."**

# Conditional Use Permit Cases

In 2012 there were a total of four new Conditional Use Permit (CUP) cases that were considered by the Planning & Zoning Commission and City Council.

Additionally there were seven 1-year reviews of CUPs that were originally approved in 2011. These cases are outlined in the table below.

(See Reference Map1 for locations)

The following chart shows the trend in the number of Conditional Use Permit cases since 2000.

Map No.	Case/ Month	Applicant/ Owner	Request	Location	Size	Commission & Council Action
2	CUP11-002 1 year re-view April	James & Nicole McClure/ David & Laura Becker	Regulated Day Care Facility in R-2 district	2007 Los Angeles Street	5,000 s.f.	CUP allowed to continue
3	CUP11-003 1 year re-view April	John & Shari Morotti	Off-Premise Sign in C-3	Beverly Avenue east of Rutherford St	2.30ac	CUP allowed to continue
4	CUP12-001 June	Doug Angle/ KRMC	Ground mount solar panel array in C-2	South of 812 Airway Avenue	7ac	P&Z Approved Council Approved
5	CUP12-002 June	Central Christian Church/ KUSD	Hold church services inside Lee Williams High School	400 Grandview	27ac	P&Z Approved Council Approved
6	CUP12-003 July	Ray Stadler/ Erin & Jane Collins	Commercial Parking Lot in R-1-6	1707 Sunset Boulevard	0.12ac	P&Z Approved Council Approved
7	CUP11-006 1 year re-view October	Lamar Advertising/ RJ Bar Corp	Off-Premise Sign Replacement with LED sign in C-3	E. Andy Devine Avenue at 10 <sup>th</sup> Street	0.29ac	CUP allowed to continue
8	CUP11-008 1 year re-view October	Peggy Sides/ National Bank of Arizona	Indoor/Outdoor Swap Meet in C-3	2630 Airway Avenue	2.96ac	CUP allowed to continue
9	CUP11-009 1 year review November	C. David & Lois B. Cooley	Firearms Training Class in C-1	2916 Stockton Hill Road	0.1 ac	CUP allowed to continue
10	CUP12-004 November	SWI/ St. Mary's Church	Commercial Parking Lot in R-2	229 E. Spring Street	0.32ac	P&Z Approved Council Approved
11	CUP11-010 1 year re-view December	Peter A. Ernst/ Manzanita Baptist Church	Preschool at church in R-2	2040 Golden Gate Avenue	0.92ac	CUP allowed to continue

## Zoning Map Amendment Cases

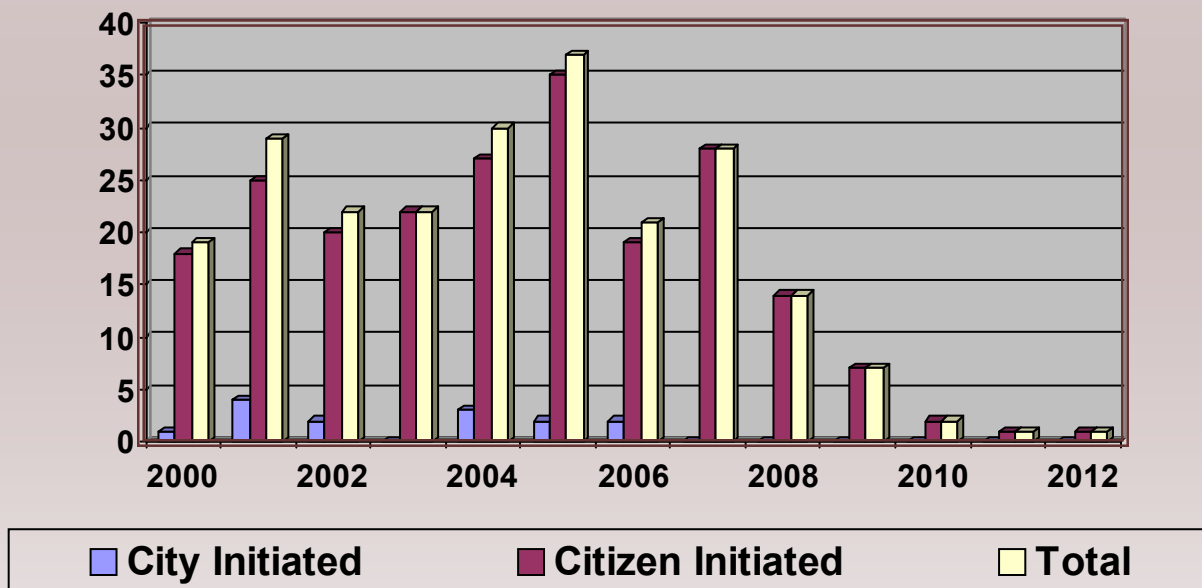
In 2012 there was one zoning map amendment request that was reviewed by the Planning & Zoning Commission and City Council. This case is outlined in the table below.

(See Reference Map 1 for locations)

### Zoning Map Amendment Cases Per Year

Map No.	Case/ Month	Applicant & Owner	Request	Location	Size	Commission & Council
12	RZ12-001 July	Mohave County	O to C-3	NW Corner of Burbank St and Beverly Avenue	24.37 acre	P&Z Approved Council Approved

The following chart shows the trend in the number of rezoning cases since 2000.



Memorable quote heard at a P&Z Meeting:

2008

“ WE NEED TO HELP THE POOR, NAKED,  
LOW SELF-ESTEEM PEOPLE.”

## Subdivision Activity

In 2012 there were no new preliminary subdivision plats reviewed by the Planning and Zoning Commission or the City Council. This is the third consecutive year in the last 10 years that this situation has occurred. In comparison, there were three new preliminary plats reviewed in 2009, four in 2008, eight in 2007, 16 in 2006, 17 in 2005, 20 in 2004 and 10 in 2003.

Preliminary plat approvals are effective for 24 months during which time the subdivision must receive final plat approval(s) or an receive a 24-month extension of time on the preliminary plat or any part thereof that has not yet received final plat approval. The City Council reviewed and approved the extensions of time of five preliminary plats shown in the next table.

( See Reference Map 1)

### Preliminary Plat Extensions of Time

Map No.	Subdivision Name	Tract	Remaining Unplatted Area in Acres	# of Unplatted Lots	Status
13	Legacy at Walleck Ranch	1965	9.1	50	Council Approved
14	Shangri-La Estates III	1971	43.88	156	Council Approved
15	Kingman Crossing	1993	157.05	948	Council Approved
16	Vista Bella Ranchitas	6029	21.69	71	Council Approved
17	Beverly Avenue Business Park	6043	4.05	7	Council Approved
	<b>TOTALS</b>		<b>235.77 acres</b>	<b>1232 lots</b>	

There were no new final subdivision plats reviewed by the City Council in 2012. 2011 saw no final plat reviews as well. In comparison, there was one final plat reviewed in 2010, two in 2009, three in 2008, 16 in 2007, 20 in 2006, 2005 and 2004, and eight in 2003.

However, there were a number of other subdivision activities that occurred during 2012 which required City Council approval of the release of subdivision assurances for off-site improvements. Progress was made in the completion of off-site improvements in several existing residential subdivisions. This included the completion of sidewalks in Kingman Crossing, Tract 1993-A east of Santa Rosa Drive, and in portions of Walleck Ranch, Tract 1961-H, and Hualapai Shadows, Tracts 1981-A and 1981-B. All improvements except for some sidewalks were completed in Memorial Peterson North 40, Tract 6022, a large commercial subdivision located near Western and Airway.

# MAP 1

NORTHERN AVE.

KINGMAN AIRPORT

CITY LIMITS GORDON DR.

CITY LIMITS

STOCKTON HILL RD.

BANK ST.

HWY. 66

AIRWAY AVE.

INTERSTATE HWY. U.S. "40"

HUALAPAI MT. RD.



CITY LIMITS

1

14

13

4

12

8

3

15

16

17

9

11

2

6

5

10

7

# Street Improvement Deferrals

Under the Streets and Sidewalks Development Rules and Regulations Policy all new commercial, industrial and multiple family developments are required to complete the street improvements along the street frontages they abut. This requirement also applies to all commercial, industrial and multiple family developments which are being re-modeled, redeveloped or expanded in which the improvement costs exceed \$20,000 in value as determined by the city's building permit fee valuation schedule.

The Street Policy, however, allows an appeal of these requirements that must be approved by the City Council after a review by the Traffic Safety Committee. Street improvements may be deferred for a variety of reasons. Often they are granted when the necessary proportionate street improvements are a project of a larger scale street improvement, or when the proportionate share improvement cannot be constructed as a stand alone project, or because of the final grade creates difficulty in blending the improvements with the current street improvements. As an alternative to deferring the street improvements until a later date, the city may accept a payment in lieu of the required improvements based on an engineer's estimate of construction costs.

In 2012 there were two street deferral requests reviewed by the Traffic Safety Committee and approved by the City Council:

**SD12-001:** The City Council accepted a cash payment in lieu of completing the required street improvements for Dr. Jason Lowry's dental office at 1730 Beverly Avenue. The street improvements on Beverly Avenue were required due to a permit for a building expansion. Due to the need to accommodate several drainage improvements, the street improvements could not be successfully blended into the remainder of Beverly Avenue.

**SD12-002:** The City Council granted a street deferral for the Kingman Regional Medical Center Imaging Center at 1033 Sycamore Avenue. The street improvement requirement was triggered by the construction of solar panels at this site, 100-feet north of Sycamore Avenue. However, the needed street improvements required re-grading of the street and other improvements that would be needed to be removed when the ultimate street improvement project took place. Therefore, the required improvements were delayed until the portion of the parcel adjacent to Sycamore Avenue is developed.

*Memorable quote heard at a P&Z Meeting:*

**1998**

**" THE SEWER LINE WILL STOP  
WHERE GRAVITY ENDS."**

# Building Permits

The Development Services Department, along with the Engineering Department, Public Works Department and Fire Department reviews all building permit applications. The table below lists the type and number of all building permits issued in 2012. The foreclosures and overbuilding in the mid portion of the decade is slowly being overcome and new housing starts are increasing.

Single-family residential building activity in 2012 continues to slowly improve. However, 2012 was tied as the fifth lowest year in permit activity since 1980. The lowest year was 2010 (35), followed by 2011 (36), 2009 (56), and then 1982 (66). Like 1983, in 2012 there were 78 single-family residential housing starts. Single-family new housing starts have more than doubled over 2011.

There was one more commercial building permit issued in 2012 than in 2011. Mohave County also began constructing its Public Works facility last year.

Overall, construction valuation improved 69.6 percent over 2011, including the Mohave County Public Works facility (valued at \$3,328,237.97) that did not get a city building permit through an intergovernmental agreement with Mohave County.

## All Building Permits Issued in 2012

PERMIT TYPES	NUMBER OF PERMITS ISSUED	VALUATION
RESIDENTIAL (NEW)	78	\$13,813,282.99
RESIDENTIAL (ALL OTHERS)	182	\$3,033,575.16
COMMERCIAL & PUBLIC (NEW)	7	\$5,699,190.17
COMMERCIAL & PUBLIC (ALL OTHERS)	113	\$5,811,899.46
<b>TOTAL</b>	<b>380</b>	<b>\$28,357,937.78</b>

Memorable quote heard at a P&Z Meeting:

2001

**" ONLY ROCKS GROW IN KINGMAN."**



## Building Permit Summary for New Projects Since 1980

The table below shows the trend in permits issued only for NEW residential, commercial and public buildings in the City of Kingman since 1980.

Year	Residential	\$ Value \$	Commercial	\$ Value \$	Public	\$ Value \$
1980	148	\$5,337,280	13	\$2,118,444	2	\$119,000
1981	115	\$3,688,588	14	\$1,180,797	1	\$1,800,000
1982	66	\$2,112,600	24	\$4,781,894	1	\$90,000
1983	78	\$4,159,103	17	\$1,324,567	0	\$0
1984	93	\$3,417,457	14	\$7,309,255	2	\$614,500
1985	133	\$5,900,159	16	\$1,578,150	0	\$0
1986	109	\$4,118,211	16	\$5,715,428	0	\$0
1987	143	\$8,844,280	11	\$1,549,975	0	\$0
1988	137	\$6,814,052	11	\$4,353,277	0	\$0
1989	147	\$7,451,505	22	\$4,244,063	0	\$0
1990	200	\$9,908,971	15	\$3,152,814	0	\$0
1991	138	\$6,586,415	17	\$2,676,206	2	\$539,182
1992	158	\$10,093,819	10	\$14,305,777	0	\$0
1993	195	\$11,636,831	16	\$7,284,392	0	\$0
1994	269	\$21,341,522	22	\$3,365,745	5	\$295,500
1995	261	\$20,331,969	16	\$4,230,760	0	\$0
1996	302	\$22,518,465	13	\$6,565,918	2	\$364,716
1997	289	\$23,582,831	17	\$7,027,439	3	\$2,147,819
1998	276	\$22,500,161	17	\$8,638,683	3	\$2,476,617
1999	271	\$21,707,217	16	\$2,994,188	1	\$83,518
2000	190	\$17,150,847	17	\$3,815,485	3	\$117,878
2001	240	\$21,531,868	23	\$7,271,645	1	\$7,900
2002	304	\$27,540,821	27	\$15,187,541	1	\$2,383,531
2003	419	\$38,643,808	21	\$6,957,950	4	\$452,967
2004	644	\$54,913,541	28	\$24,623,863	2	\$8,573,242
2005	910	\$100,852,079	24	\$11,652,882	2	\$62,343
2006	319	\$50,094,481	29	\$16,224,437	2	\$4,940
2007	190	\$31,226,111	26	\$7,034,397	2	\$8,430
2008	103	\$16,643,305	17	\$58,604,364	2	\$56,000
2009	56	\$9,829,040	7	\$7,613,032	6	\$57,662,456
2010	35	\$6,901,471	0	0	2	\$21,008,430
2011	36	\$6,263,529	5	\$1,895,056	1	\$0
2012	78	\$13,813,283	6	\$2,370,952	1	\$3,328,238

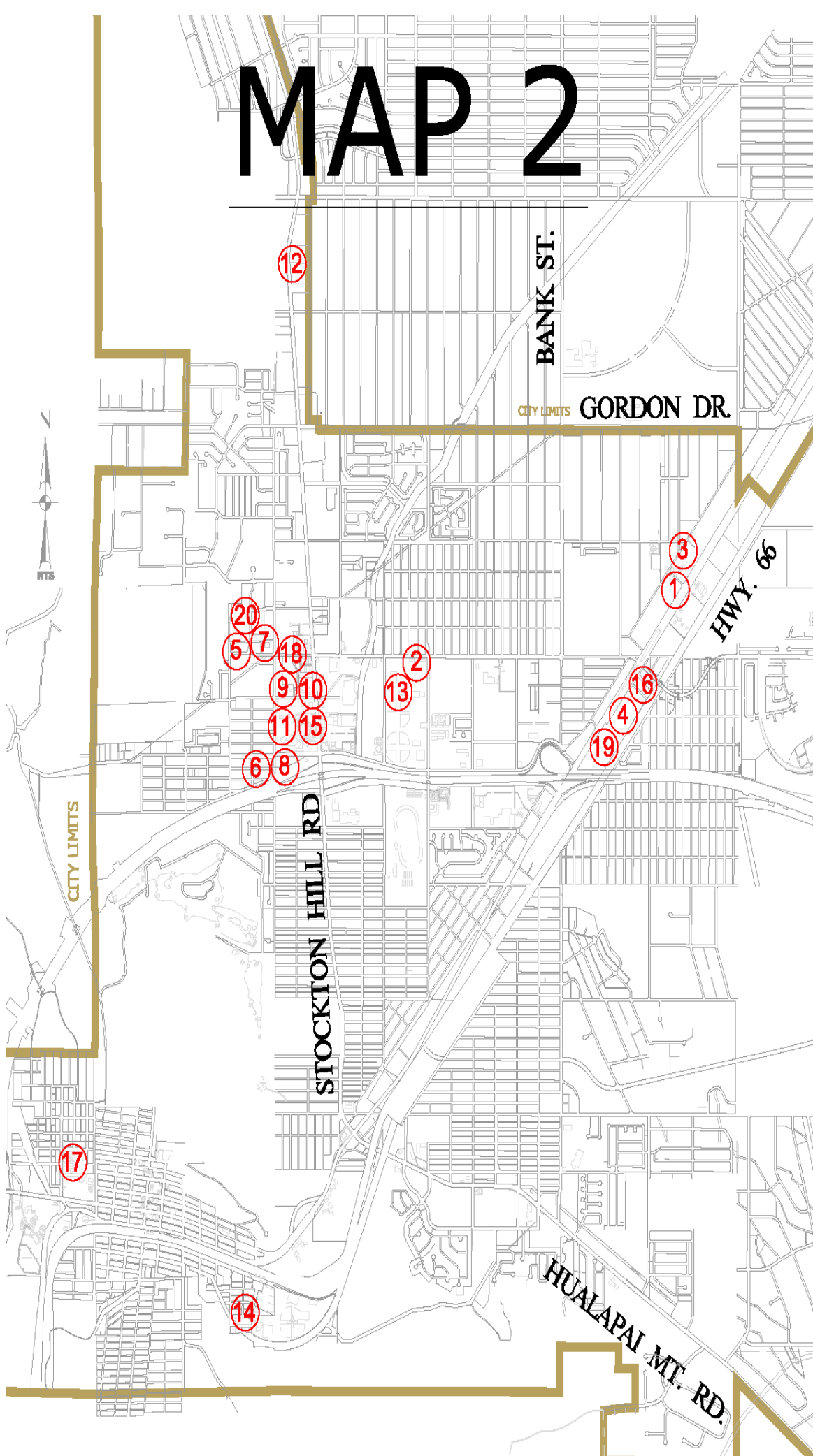
## Major Commercial and Public Projects

The following major commercial and public projects received building permits in 2012 and construction was either underway or complete by the end of the year. The permit year listed is based on when the building permit was actually issued by the City and also includes the Mohave County Public Works Building that did not secure a city building permit per an intergovernmental agreement between Mohave County and the City of Kingman.

(See Reference Map 2 for locations.)

#	Project/ Permit Year	Location
1	Dollar General	3665 Route 66
2	Unisource Energy Services - Airway Addition	2290 Airway Avenue
3	Mohave County Above Ground Fuel Storage Tanks	3675 E. Andy Devine Avenue
4	Taco Bell (Scrape and Rebuild)	3350 Andy Devine
5	KRMC - Hospice Photovoltaic Solar System	3400 Fairfax
6	KRMC – Medical Office Building - Ste 203 TI	1739 Beverly, Ste #203
7	KRMC Imaging Center - Photovoltaic Solar System	1033 Sycamore
8	KRMC Beverly Medical Office Building - Cerbat Remodel	1739 Beverly
9	KRMC - Hospital - ECHO Lab	3269 Stockton Hill Road
10	KRMC - Hospital - X-Ray 2012	3269 Stockton Hill Road
11	KRMC - Hospital Cooling Tower Addition	3269 Stockton Hill Road
12	Desert Thunder Motor Sports "Victory Cycle"	4310 Stockton Hill Road
13	KAOL - High School Remodel	3420 Burbank Street
14	Mohave County Kingman Animal Shelter	950 Buchanan
15	KRMC - Hospital Chiller Replacement Project 2012	3269 Stockton Hill Road
16	MAVERIK STORE & Fuel Island Canopy, Dispensers & Tanks	3480 E. Andy Devine Avenue
17	KUSD - Lee Williams Auto Shop Canopies etc.	400 Grandview
18	KRMC Sycamore Addition	1712 Sycamore
19	Flying J/Pilot Remodel	3300 E. Andy Devine
20	KRMC Imaging Center - Photovoltaic Solar System	1033 Sycamore

# MAP 2

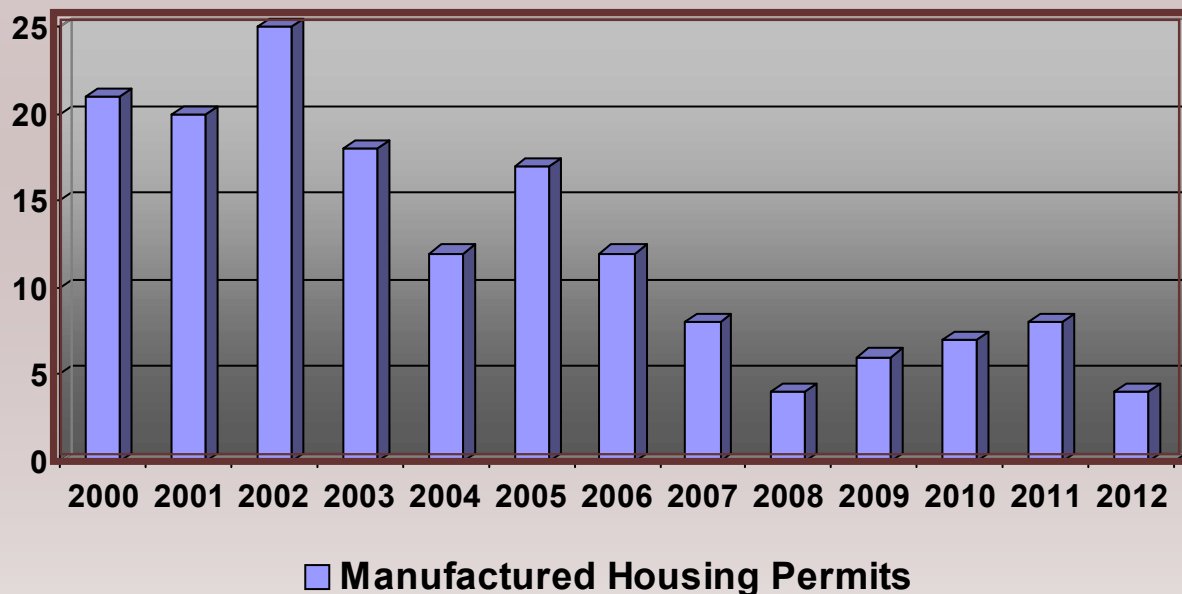


# Manufactured Housing

On February 21, 2012, the City Council adopted Resolution #4773, which authorized the mayor to sign an intergovernmental agreement between the Arizona Office of Manufactured Housing (OMH) and the City for the inspection and installation of manufactured housing within the corporate limits of Kingman. The City assures that OMH standards are met. This action significantly decreased the inspection time and avoided duplication.

By the City issuing these permits, it allows the Development Services Department and other departments to check properties on which manufactured buildings are placed to assure proper zoning classifications, setbacks, and utility hookups.

In 2012, there were four manufactured home permits issued, but one unit did not meet the standards of the National Manufactured Housing Construction and Safety Standards Act of 1974,(42 U.S.C. 5401 et seq.; 24 CFR Part 3280 and Part 3282), and therefore could not be placed on a lot in the City. The other three permits were to relocate manufactured housing units within the same manufactured housing park. Therefore, there were no additional manufactured housing units placed in the City in 2012.



*Memorable quote heard at a P&Z Meeting:*

**2010**

**" YOU PUT THINGS ON THE HOOK THAT THE  
FISH LIKE, NOT WHAT YOU LIKE! "**

# Board of Adjustment

The Board of Adjustment is charged by Arizona law to hear requests for variances and appeals regarding the interpretations of the Zoning Ordinances. The statutory standard for variances requires an unusual circumstance related to the property, not a personal or financial concern of the applicant. Further, a property owner cannot ask for relief from a self imposed problem. The most common example of self imposed hardships is where a home owner builds an addition to her house that violates the Zoning Ordinance, with an unlicensed contractor, and fails to get a building permit. The variance is not allowed to bestow a special privilege to the property owner that others in the neighborhood cannot have. The Board of Adjustment did not hear any new cases during the calendar year of 2011 and 2012.

The terms of all of the Board of Adjustment members have expired and there are not sufficient candidate applications to seat a Board of Adjustment in 2013. Advertising for candidate applications are pending.

Memorable quotes heard at a P&Z Meeting:

2003

**" A COMMERCIAL STRIP ON BANK STREET  
WILL COMPLETE THE DONUT! "**

2011

**" I'M NOT HERE TO MAKE MONEY. I'M HERE  
TO HELP THE COMMUNITY. "**



## Clean City Commission 2012 Annual Report

The Clean City Commission (CCC) was established in 1986 to make recommendations to the Kingman City Council pertaining to refuse and environmental management policies of the City. Council member Erin Cochran was the Council Liaison from January-June 2012. Council member Larry Carver was the Council Liaison from July-December 2012. Richard Ruggles, Principal Planner, is the staff liaison. The number of commission members was reduced from nine to seven during 2012.

Mike Rumsey served as chairperson until his resignation from the commission in September. Steve Jacobson began the year as vice-chair and then took over chair duties after Mr. Rumsey left. Ron Giesbrecht took over vice-chair duties in September. Other commission members that served during 2012 included, Joan Cates-Jacks, Chuck Gibson, Steve Jacobson, Marianne Van Hasselt, and Dave Wolf.

The CCC projects and programs that took place this year include the following:

### **Community Clean-up aka “Roving Dumpster” Program:**

The Clean City Commission conducts clean-ups by making roll-off containers available to the public on a periodic basis at the Mohave County Fairgrounds. The purpose of the program is to provide area residents with a free trash drop-off point in order to reduce the problem of wildcat dumping in the area. The containers are manned by CCC members, various volunteers, work crews from the prison, and City Sanitation personnel. Residents may drop off bagged household trash, yard waste, tires without rims, and items for recycling such as metals including certain appliances.

In 2012 the CCC held three clean-ups at the Mohave County Fairgrounds in February, May and October. These clean-ups collectively removed 120.97 tons of trash. Since the program's inception in 2002, 50 clean-ups have been held which have removed 1,230 tons of trash, assuring that the trash was properly disposed of instead of potentially ending up in illegal wildcat dumps. In past years, the CCC partnered with the Kingman Fire Department and Mohave County Public Works Department to hold a joint clean-up that accepted not only trash but also household hazardous waste. Two Household Hazardous Waste events were held jointly with the May and October community clean-ups.

*Memorable quote heard at a P&Z Meeting:*

**2011**

**“ THAT BILLBOARD IS SO HIGH YOU DON'T  
NOTICE IT.”**

**Adopt-a-Block:**

Beginning in 2009, the Clean City Commission established an Adopt-a-Block Program which is modeled after ADOT's Adopt-a-Highway program. Under this program, civic and community groups, business organizations and families in Kingman may adopt specific streets to help reduce litter along our roadways. The Adopt-a-Block Program asks for a two year commitment from organizations to pick up litter along the sides of designated roadways a minimum of two times per year. Organizations may pay for signs to be posted along their adopted block giving the organization credit for the area.

As of the end of 2012, there were 13 adopting groups which have adopted approximately 9.2 miles of roadway in Kingman. There were a total of eight clean-ups that were reported to be conducted by these groups in 2012. Additionally, other student and civic groups regularly do clean-ups on vacant lots and along streets around Kingman. The Adopt-a-Block groups, as well as other groups, are permitted to borrow litter pick-up devices, trash bags, and safety vests provided by the Clean City Commission.

**Adopt-a-Highway:**

The CCC held its biannual ADOT Adopt-a-Highway clean-up in April and in November along its two mile portion of E. Andy Devine Avenue north of I-40.

**Public Awareness and Beautification Subcommittee:**

The CCC formed the Public Awareness Subcommittee in August, 2010. The purpose of the three-member subcommittee is to increase community interest and knowledge in various environmental programs and other CCC activities. The subcommittee also serves as the "Tree Board" for the Tree City USA requirements. The subcommittee met several times during 2012.

The subcommittee examined the ways to reduce plastic bag litter in the community. A survey of local stores was being conducted in late 2012 to determine what recycling measures and incentives are being undertaken to encourage reusable bags. The subcommittee discussed painting a mural at the I-40/E. Andy Devine Avenue interchange. Finally, the subcommittee was involved in reviewing and judging posters and essays for the 2012 America Recycles Day contest for local school children.

**Mohave County School Gardening Program/Arbor Day Activities:**

The CCC assisted Nina Brackett with the U of A Cooperative Extension Service by donating \$1,000 to the Mohave County School Gardening Program, \$350 for the America Recycles Day Awards, and \$500 to purchase trees for planting on Arbor Day in Kingman. The Extension Service's school gardening program provides local teachers and students with hands-on training on the basics of botany, horticulture, soil science, water conservation, and agricultural food science. Several on-site school gardens have also been created within the Kingman Unified School District. Volunteers from the Cerbat Garden Club, the Kingman Master Gardeners, and many students helped to plant trees and shrubs at Manzanita School on Kingman Arbor



**Tree City USA Award:**

The City of Kingman joined 18 other municipalities in Arizona by being awarded Tree City USA recognition in 2012. The National Arbor Day Foundation awards the Tree City USA status to cities which encourage healthy trees and a greener, more sustainable environment. The CCC was instrumental in preparing the Tree City USA application for the City of Kingman. Among the benefits of national recognition include the provision of two extra points on future grant applications from the state or federal government for urban forestry management.

**Kingman EZ Recycling Program:**

The Kingman Sanitation Department continued the Kingman EZ Recycling Program in 2012. This program encourages local residents to recycle. Items accepted include mixed plastic, clear plastic, mixed paper, aluminum cans, steel/tin, glass, e-waste (includes computer parts), and cardboard. Trailers for the recyclables are placed at three park locations including Southside Park, Cecil Davis Park, and Centennial Park, as well as two stores, including the north Safeway and Bashas'. An e-waste container is also located at the Public Works Office to reduce theft and contamination.

**Rock and Roll Paint-a-Thon:**

In October, volunteers from the CCC participated in the annual Rock and Roll Paint-a-Thon which was sponsored by Rebuilding Together. This project involved the painting of four homes in the Kingman area. The homes targeted are owned by low-income elderly persons. Multiple local organizations, which provided teams of volunteers and made contributions to this effort, were awarded certificates of appreciation.

**Certificates of Appreciation:**

The CCC continues to recognize individuals and groups that have done something to beautify Kingman and for other volunteer efforts with presentations of the Certificates of Appreciation.

*Memorable quote heard at a P&Z Meeting:*

**2000**

**" WE SHOULD ONLY ALLOW OUTSIDE DISPLAYS  
THAT ARE TASTEFUL AND CHARMING."**

# Historical Preservation Commission

Operating under the Parks and Recreation Department, the Kingman Historical Preservation Commission continues to reach out to the community with efforts of historic preservation information, guidance and leadership as well as making recommendations to the City Council on preservation issues.

The commission provides guidance and input to the City manager and staff relating to these and other downtown historic improvements. The Commission continues to update the City's Historic Properties Inventory list, documenting any changes that could affect the property's historic eligibility.

Early in 2012, this commission was instrumental in developing and conducting several events and activities to commemorate and celebrate Arizona's 100<sup>th</sup> birthday. Events were held in the community with a finale held at the 4<sup>th</sup> of July celebration. The activities were a big success throughout the community. The commission developed a local version of an historic themed 2012 calendar which was sold throughout the community in late 2011 and early 2012 to raise funds for these Centennial celebration activities.

During 2012, this commission dedicated time towards a clean up effort at the Sharon Hackley Nature Trail located near Palo Christi Elementary School in downtown Kingman. This effort included a new sign, new concrete benches, pond clean up and general weeding and maintenance.

The Historic Preservation Commission also works closely with the Downtown Merchants Association and the downtown property owner's group to identify local historic issues and develop solutions to these issues. The Historical Preservation Commission is made up of local volunteers who have discovered the satisfaction and gratification of helping to preserve this community's historic integrity and character.

Should you have any questions about this commission's activities, please feel free to attend a meeting, held quarterly during the year on the third Tuesday in January, June, September and November at 5:30 pm in the City Council Chambers.

*Memorable quote heard at a P&Z Meeting:*

**2005**

**" WE DON'T WANT ANY LOW CLASS RENTERS IN  
OUR NEIGHBORHOOD."**

# 2012 Community Development Block Grant (CDBG) Projects and Progress

As we gather information every January for our annual report, admittedly the information may appear to be redundant year to year. But rest assured, while the process of our grant funded programs are indeed cyclical and often routine, the actual projects we work on are not. Each two year grant cycle offers new challenges and a fresh start to complete successful projects in the community.

During 2012, the City continued to utilize the Community Development Block Grant Program in its efforts to benefit low and moderate income individuals throughout the community. The program's success in implementing these projects plays a role in community development and General Plan implementation throughout the year.

Regional Account CDBG funding for 2011-2012 from the Arizona Department of Housing totaled \$586,845 for the contract period which actually began in December 2010 and terminated December 2012. The City Council elected to fund three projects during this cycle; 1) the City's on-going Housing Rehabilitation Program with \$40,512; 2) sewer and water line improvements (two projects included in one contract) with \$481,703; and 3) a fire suppression system at the Boys and Girls Club with \$64,630.

The City's Housing Rehabilitation program continues to solicit clients through various media and accepts applications on an on-going basis. Because our grant contracts take place over a two-year term, individual housing rehabilitation projects funded under the current contract began in February 2011 and were completed in October, 2012

As of December 31, 2012, this department completed seven housing rehabilitation projects for a total of approximately \$33,213. Projects included several complete roof replacements, major plumbing repairs and several emergency repair projects that were critical to area homeowners. Our CDBG housing rehabilitation projects generally are focused in the downtown and the Cecil Davis areas but also include homes throughout the City depending upon need. Rehabilitation work includes health and safety repairs throughout the home, as well as energy efficiency related repairs. To qualify for rehabilitation work, each client must meet low to moderate income requirements, must own and live in the home, must be current with all mortgages, insurance and property tax payments and must live within the city limits. The program allows the City to spend up to \$50,000 on each client's home and requires the City to file a lien on properties when the cost of repairs exceeds \$15,000.

The next two projects funded and completed in this CDBG contract period are water and sewer line improvements south of the railroad tracks in downtown Kingman. The first project was a sewer line replacement on Park Street, West of S. Second Street and included boring under the railroad tracks for completion. This project was designed by City Engineering staff and was bid competitively in October, was awarded to Lewis Equipment & contracting and completed in May, 2012.

The second project was a water line replacement on several streets South of Topeka and North of Buchanan, just West of Kingman's Southside Park. This project included new water service lines and water meters to 14 residential homes in the area. This project was also designed by City Engineering staff and was completed by Tri-Suns Engineering of Lake Havasu in early January, 2013.

The third project funded by CDBG was a fire suppression system installed at the Boys and Girls Club facility in downtown Kingman. This project was advertised for bid in September, 2011 which exceeded the CDBG budget by nearly \$30,000. With only one proposal submitted, staff decided to re-bid this project to try to solicit more effective proposals. By the third bid solicitation the City received one acceptable bid. To complete the project's main objective, we adjusted the scope of the project and utilizing City crews for a portion of the work and began the project in May 2012. The completion of this fire sprinkler system came in October, 2012.

As 2011-12 projects got underway, the staff also began soliciting potential projects for our 2012-13 CDBG funding cycle in January 2012. The City submitted three applications and expects to receive approximately \$500,000 in CDBG funds in 2013 to complete the following three projects;

1. To continue our successful housing rehabilitation program by completing approximately 10 rehab projects within the city. The City has been awarded \$95,185.00 for this CDBG contract which will commence in about April 2013.
2. Construct approximately 2100 linear feet of new sewer line on Beverly Ave. between N. 5<sup>th</sup> St. and Fairfax Ave. The City has been awarded \$90,000 to complete this sewer line extension project. This project also includes connecting up to 45 existing residential properties to the new sewer line in Beverly Ave. and abandoning the septic systems on these properties. We have been awarded \$137,250 to complete this portion of the project.
3. To partner with Mohave Community College to develop and implement a mobile training program to be utilized in the Kingman area. This program, upon completion, will provide hands-on, skill specific and on-site job training for potential and current employees of various industrial businesses at the industrial park over the next five years. The Kingman and Mohave Manufacturing Association (KAMMA) and the Mohave County One Stop Career Center are also key partners in the success of this new and exciting pilot program which is designed to train and provide potential employees with job opportunities at the Kingman Industrial Park. The City will receive \$30,000 in CDBG funds and MCC will contribute about \$31,000 to share the cost of completing this project.

# ***A Tribute***

AFTER NEARLY 27 years of service to the City of Kingman, Tom Duranceau retired on July 31, 2012. Tom came to the City of Kingman from Yuma County in September, 1985 and was hired on as Planning Director. At that time Kingman was a sleepy little town of barely 10,000 people.

In the early 1990s Tom oversaw the first update of the Kingman General Plan in 20 years. This was followed by our most extensive General Plan update a decade later. During the turbulent boom years of the mid 2000s Tom helped to guide Kingman through its growing pains. Today at a population of nearly 30,000 the City of Kingman is a better place due to Tom's leadership, community involvement, and extensive knowledge of planning law and best planning practices.

The Planning and Zoning Annual Report can sometimes be a rather boring amalgamation of statistics. At the same time our Planning and Zoning Commission meetings, while not always interesting, are often interspersed with amusing or unusual comments from commission members, staff, applicants, and the public. Starting in the late 1990s we decided to spice things up by including in our annual reports the best comments of each year which are collectively known as "Quotable Quotes." We know it's the reason most of you are reading this report.

As a tribute to Tom's long tenure with the City of Kingman and to his well developed sense of humor we have included in this year's annual report some of our favorite Quotable Quotes of the past. We hope you enjoy them.



We leave you now with some deep thoughts to ponder:

**"Thank you for solving all your problems first  
so I can help you more."**

**"We had a wide ranging discussion on matters of mutual  
interest."**



**" The lack of planning on your part does not constitute  
an emergency on my part."**

THIS REPORT PREPARED FOR  
**THE CITY OF KINGMAN**

**COMMON COUNCIL:**

John Salem  
Janet Watson  
Richard Anderson  
Larry Carver  
Erin Cochran  
Mark Wimpee Sr.  
Carole Young

Mayor  
Vice-Mayor  
Commission Member  
Commission Member  
Commission Member  
Commission Member  
Commission Member



**PLANNING & ZONING COMMISSION :**

Matt Ladendecker  
Allen Mossberg  
Bill Lacy  
Jacob Cote  
Vickie Kress  
Dustin Lewis  
Kathleen Murray  
Mike Blair  
Shawn Walsh

Commission Chair  
Commission Vice-Chair  
Commission Member  
Commission Member  
Commission Member  
Commission Member  
Commission Member  
Commission Member  
Commission Member

**By the Planning & Zoning Staff :**

Gary Jeppson  
Tom Duranceau  
Rich Ruggles  
Bill Shilling  
Sandi Fellows

Development Services Director  
Zoning Administrator  
Principal Planner  
Grants Administrator  
Administrative Assistant

Memorable quotes heard at a P&Z Meeting:

2008

**" CITIES ARE ORGANIC BEINGS: THEY EITHER  
GO FORWARD OR BACKWARD."**